

23-1



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0095

4812 PRAIRIE DUNES DRIVE

1" = 208'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

m3
2

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, click here to Save the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # 015-2016-0095 ROW # 11582945 Tax # 0443070212
TCAD

Section 1: Applicant Statement

Street Address: 4812 Prairie Dunes Drive

Subdivision Legal Description:

Lot(s): 62

Block(s): A

Outlot:

Division: Onion Creek Addition

Zoning District: ISF-2

I/We Robert T. and Robin W. Bass on behalf of myself/ourselves as
authorized agent for self affirm that on
Month July, Day 21, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☒ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: We seek to remove an existing concrete patio (320 sq. ft.) and install an

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

inground pool with a partially surrounding composite deck, along with associated equipment. The pool equipment will be on a pervious pad/base, screened from view of the street/golf course. These improvements will not increase the existing impervious cover beyond what already exists. (49.27%), but will actually reduce the footprint to 49.21%.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Our subdivision was platted in 1994, and the house was constructed with the large concrete patio in 2002. The subdivision was annexed into the city of Austin in 2004. Section 25-22-556 (c) allows for lots adjoining a golf course to exceed the standard impervious cover limit of 45%, up to 55% but only if the lot is platted prior to 1989. We are seeking a variance from the application of 25-2-556(c), but we plan to stay within the existing impervious cover ratio of 49.27% that now exists on our property in order to add a pool and partially surrounding composit deck. To the extent necessary, we ask for a variance from 25.2.492 as well.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The existing house, patio, driveway, walks, and A/C pads equal 49.27% impervious cover, per survey attached. Even if we remove the entire patio, driveway and walks, we cannot reduce the impervious cover ratio sufficiently to install the desired improvement (pool and deck) within the city ordinance limit of 45%. Other properties in the subdivision either have much more area, and are able to install a pool, or their pools were installed prior to annexation.

b) The hardship is not general to the area in which the property is located because:

Multiple properties in our subdivision have pools, either because they have larger lots, or their pools were installed prior to annexation, and have been grandfathered. Our neighbors across the street recently installed a large rear deck, and were granted a variance which is at least 55% impervious cover. Not all lots of our size back up to an open space, like the golf course, but our lot does, and would be governed by Section 25.2.556(c) but for the date of platting.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Our requested variance and resulting improvement will not impair the use of adjacent properties and will not impair the purpose of the regulation, since we adjoin the golf course, where thousands of square feet of pervious grass allow ample natural drainage. The natural flow of drainage on our lot is away from the city street/drain, and toward the golf course, so our requested variance to allow construction of the pool will no adversely affect drainage above or beyond what already exists on our lot.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Robert T. Bass Robin W. Bass Date: 7/20/16

Applicant Name (typed or printed): Robert T. Bass

Applicant Mailing Address: 4812 Prairie Dunes Dr.

City: Austin State: Tx Zip: 78747

Phone (will be public information): (512) 282-9693

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Robert T. Bass Robin W. Bass Date: 7/20/16

Owner Name (typed or printed): Robert T. and Robin W. Bass

Owner Mailing Address: 4812 Prairie Dunes Dr.

City: Austin State: Tx Zip: 78747

Phone (will be public information): (512) 282-9693

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Impervious survey (attached) reveals 49.27% impervious cover now. By removing the existing concrete deck (320 sq. feet) and replacing with a pool (only coping counts against impervious cover) with an attached composite deck (50% of deck area), we can install the pool and deck and actually reduce our impervious cover to 49.21%.

Additional Space (continued)

m3/6

We believe our plans for improvements to our property are responsible and are in conformity with City of Austin regulations, if the limitations imposed by 25-2-556(c), which would allow for up to 55% of impervious cover on lots adjoining golf courses, but only if the lot is platted prior to 1989, were to be allowed a variance. Because our lot was outside of the City of Austin when platted, the developer/builder did not concern itself with the impervious cover rules, and we are thereby impaired in our desire to add value and enjoyment to our home. During the hot summer months, the deck is virtually unuseable due to the heat, where a pool could be very pleasant even on the hottest days. Because we can accomplish our objectives without increasing our current impervious footprint, we respectfully request a variance from the date restrictions contained in 25-2-556(c), and the 45% impervious limits contained in 25.2.492.

SAVE

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DENIAL OF PERMIT APPLICATION

3/8

City of Austin Residential Permit Application

Master Comment Report



Property: 4812 PRAIRIE DUNES DR

Case #: 2016-014328 PR

Case Manager: Elaine Ramirez

Original Submittal Date: February 10, 2016

Application Expiration: August 8, 2016

Comment-report Sent: February 25, 2016

Comment-report #: 1

Manager Contact: Elaine.Ramirez@austintexas.gov

This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, and/or information.

The application will be approved when ALL comments from each review discipline have been addressed. Your application is considered disapproved until the update process occurs. (Additional comments may be generated as a result of information or design changes provided in your update.)

Please contact your case manager or appropriate reviewer(s) if you have any questions, concerns, or require additional information about this report to schedule an appointment so that your concerns can be addressed. Please understand that you CANNOT meet with your reviewer(s) during General Information Walk-in Hours – we DO NOT take walk-ins for projects under review; you must schedule an appointment with your reviewer.

Requirements:

- Prepare a separate document OR use this report to explain how each comment is being addressed. Include the document with this Master Comment Report upon time of re-submittal.
- Submit 3 separate sets of updated drawings (assembled and stapled) – correctly sized and to-scale (according to original intake requirements).
- Label all additional reviewer-specific paperwork accordingly.
- If information on the application changed from the initial submittal, you must provide a new application with the appropriate revisions.
- If revisions of the site plan are required, the small format set must be re-stamped by Austin Energy and Austin Water Utility – as necessary.

Update Fees and Submittal:

It is required that you submit all documents requested for the update together. Residential Review will NOT accept informal updates for any case – NO EXCEPTIONS. If there are remaining comments to be addressed on this comment report, it will be **REJECTED** which will incur a review update fee (\$342.00 plus 4% development surcharge) on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1st) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2nd) floor of the OTC during Intake hours (MWF 8a – 11p, W 1p – 3p).

Update Deadline (LDC 25-1) and extensions:

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline. Contact your case manager to request an extension. Note that an extension may be granted only one (1) time and must be requested prior to expiration.

Online Reference:

Your project information is available online:

<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>

Residential Zoning Review - Elaine Ramirez - elaine.ramirez@austintexas.gov

Christi,

Your pool & spa permit located @ 4812 Prairie Dunes Dr has been rejected for the following reason(s):

1. You are exceeding the maximum Impervious Cover allowed on the lot. Per lot size listed of 9,536 sq. ft x 45% = 4,291.2 sq. ft. You have 4,490 sq. ft. @ 47% on page 2 of Residential Application. You have two options:
 - a. Obtain an approved BOA Variance for the extra Impervious Cover through BOA Commission -P.O.C - Leane Heldenfels -located on 1st FL of the DAC (512) 974-2202, Customer Walk-in Hours 9a.m. - 12p.m. Monday - Friday, or leane.heldenfels@austintexas.gov

*If you go choose to go this route and obtain an Approved BOA Variance -you will need to bring a copy of Approved BOA Variance and drop it off as an "Update" with Intake Staff during Intake Hours **Mon, Wed, or Fri mornings 8a.m. - 11a.m. or Wed afternoon 1p.m. - 3p.m.***

OR

- b. Remove the amount of Impervious Cover that will get you at or under the maximum allowed (this does not require a permit)
 - i. This will require you to submit the Calculation Aid sheet in its entirety as it applies to the property to show the total Impervious Cover at or under 45% **AND**
 - ii. 3 copies of updated site plan/survey to show only what is being proposed with impervious cover that was removed or being removed to meet maximum impervious cover no longer shown on plans.
 1. Must obtain a re-stamp from Austin Energy
2. Submit a new page 1 of Residential Application (This will require you to submit an updated page 1 **completed in its entirety** to include pool & spa without excess of Impervious Cover).

Please keep in mind your Maximum Building Coverage is 40%, -per Residential Applic. lot size is 9,536 sq. ft. x 40% = 3,814.4 sq. ft. max, your Maximum Impervious Coverage is 45%, per application lot size is 9,536 sq. ft. x 45% = 4,291.2 sq. ft. max ; You CANNOT exceed the maximum allowed for B.C or I.C

***** Once you have addressed all comments (if all comments are not addressed, permit will be "Rejected" and a resubmittal fee will incur) AND made all corrections and/or updates you must drop it off @ the Residential Intake Desk (for Zoning Comments) between: Mon 8-11am, Wed 8-11am & 1-3pm, Fri 8-11am, 2nd FL ATTN: Elaine Ramirez *****

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ORIGINAL PLAT

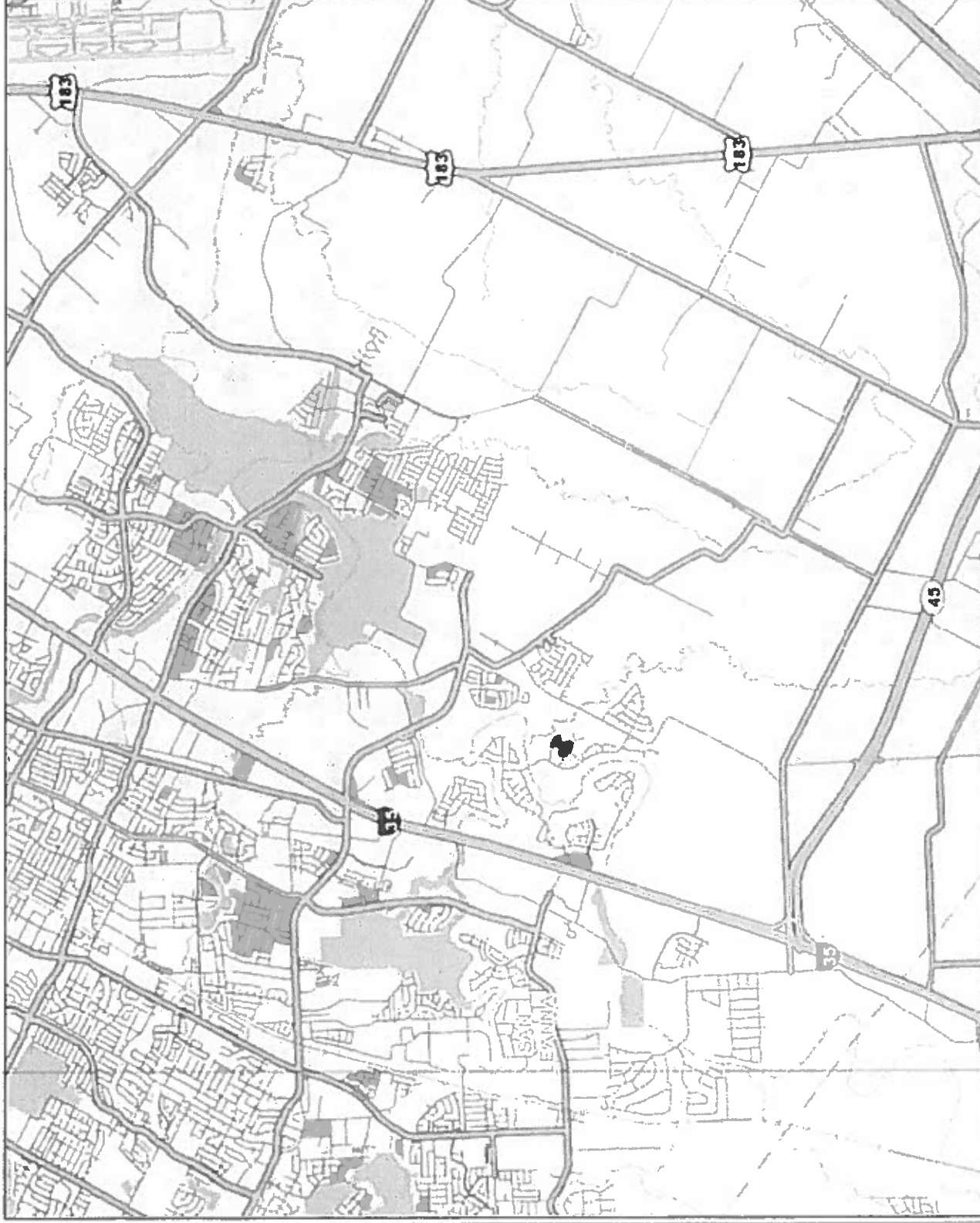
6/6/1993

133
13








LOCATION OF SITE MAPS

Red Pin: 4812 Prairie Dunes Drive

CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

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1/4

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



133/15

Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

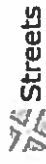
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



Legend



Lot Lines



Streets



Building Footprints



Named Creeks



Lakes and Rivers



Parks



County








Photo Pre-Annexation,
in 2004

33
16

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Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

Most recent aerial photo,
2012

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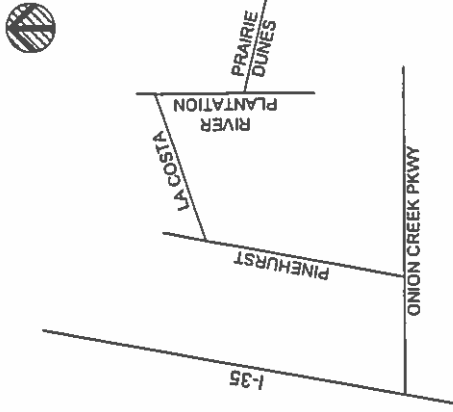
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12

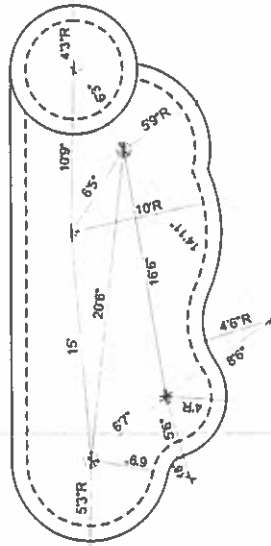
**POOL/DECK ENGINEERING PLANS
PHOTOS OF APPROXIMATE
DESIRED LOCATION
OF POOL AND DECK**

ANTHONY & SYLVAN POOLS & LEISURE EQUIPMENT		JOB NO: 835012	
Basis		CUSTOMER INFORMATION	
LAST NAME	FIRST NAME	PHONE NO	CELL PHONE NO
ADDRESS	Address	Address	Address
CITY	STATE	CITY	STATE
ZIP	COUNTY	ZIP	COUNTY
HOME PHONE	OTHER PHONE	HOME PHONE	OTHER PHONE
WORK PHONE	OTHER PHONE	WORK PHONE	OTHER PHONE
E-MAIL ADDRESS	E-MAIL ADDRESS	E-MAIL ADDRESS	E-MAIL ADDRESS

Map



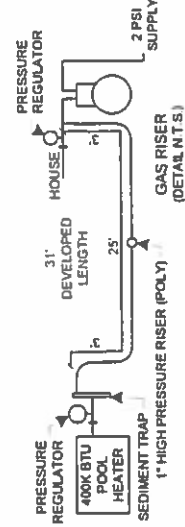
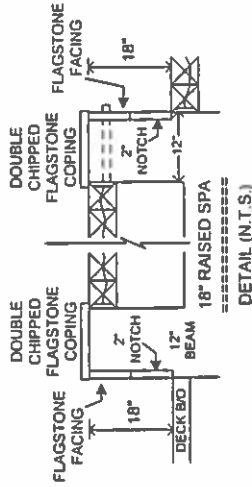
Directions



Pool Layout Detail
LAYOUT TO DIG

ANTHONY
SYLVAN
POOLS
BUILT FOR LIFE
© 2015 ANTHONY &
SYLVAN POOLS CORP.

DRAWING SCALE: 1/8" = 1'
Unless otherwise noted



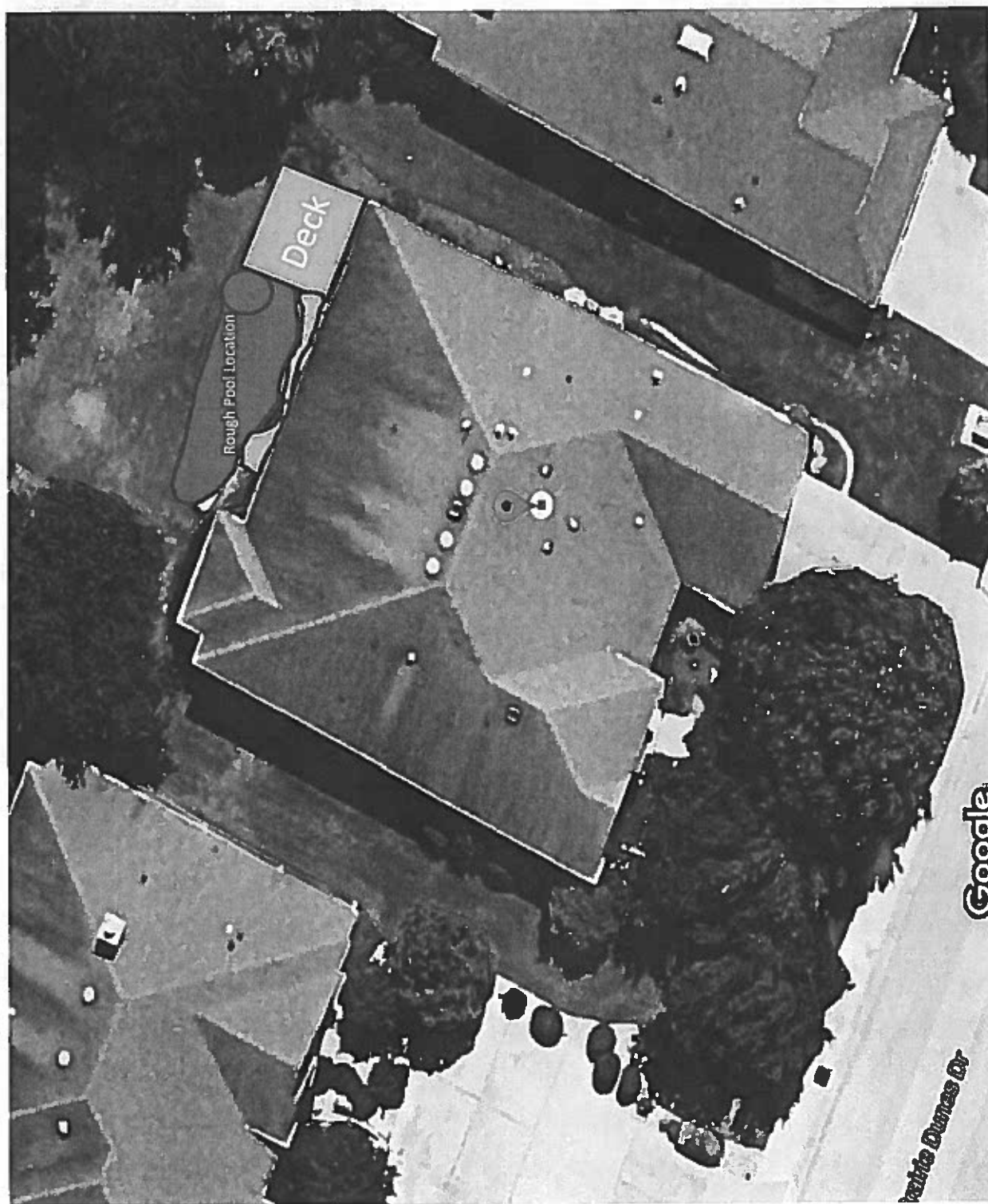
NO.	REVISION	DATE	DESCRIPTION
1	T.O.C. = 7	2.8.14	Initial Design Sheet Revert

Changes from the agreement are by addendum only. Signed by both parties. No changes will occur prior to signing addendum.

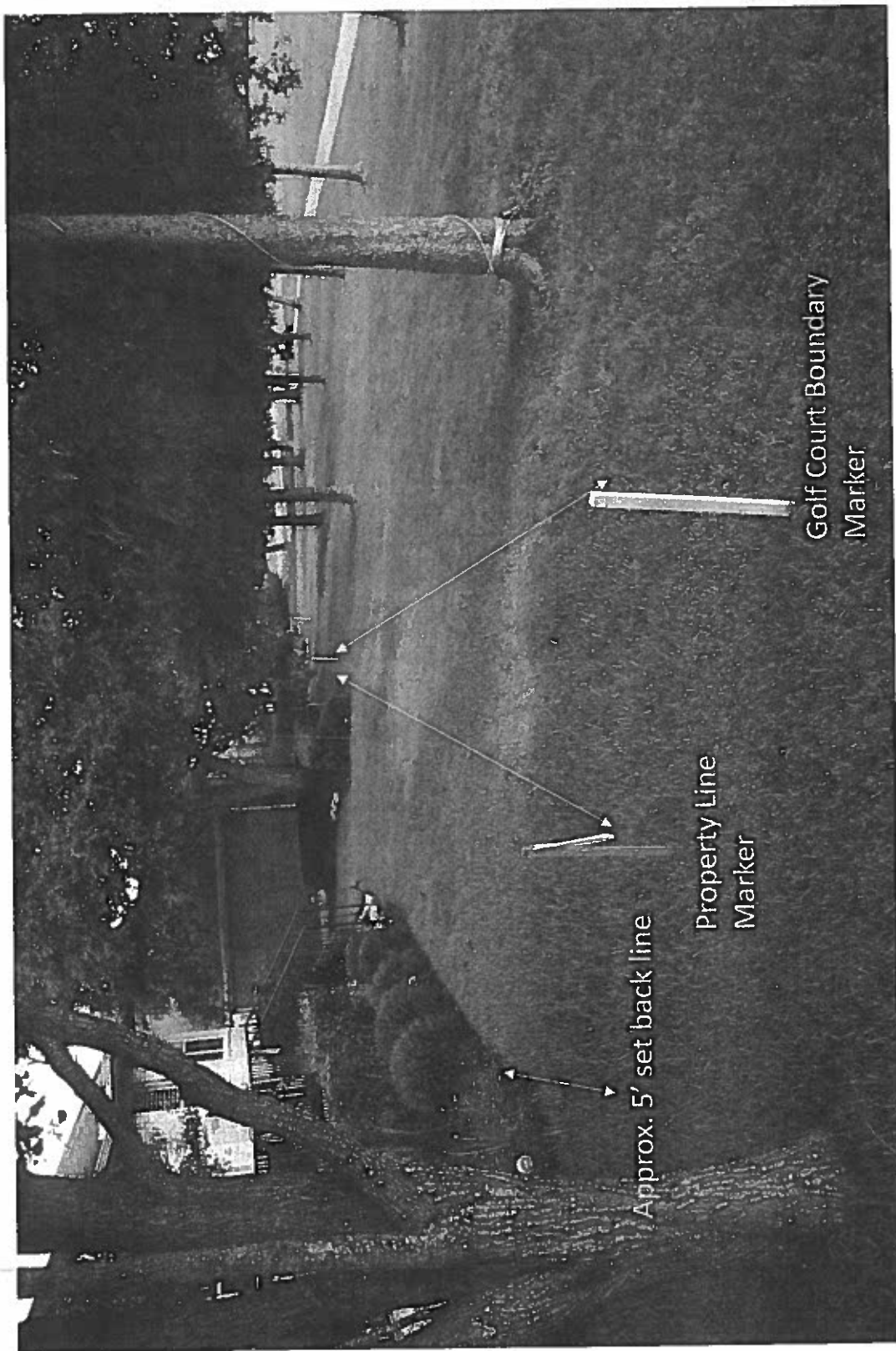
ANTHONY & SYLVAN CONTRACT INFORMATION	
DESIGNER	ADMIN
ADDRESS	ADDRESS
DESIGNER	ADMIN
DATE	DATE

3/2/15

12/21/23

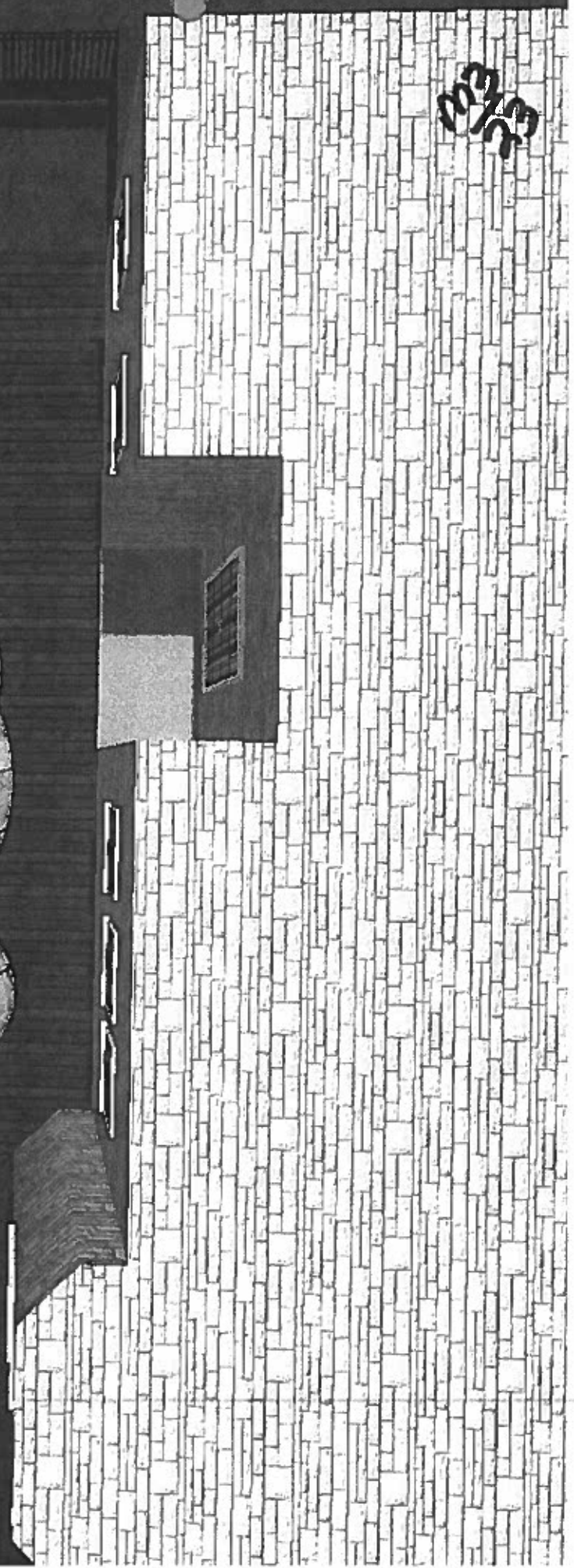
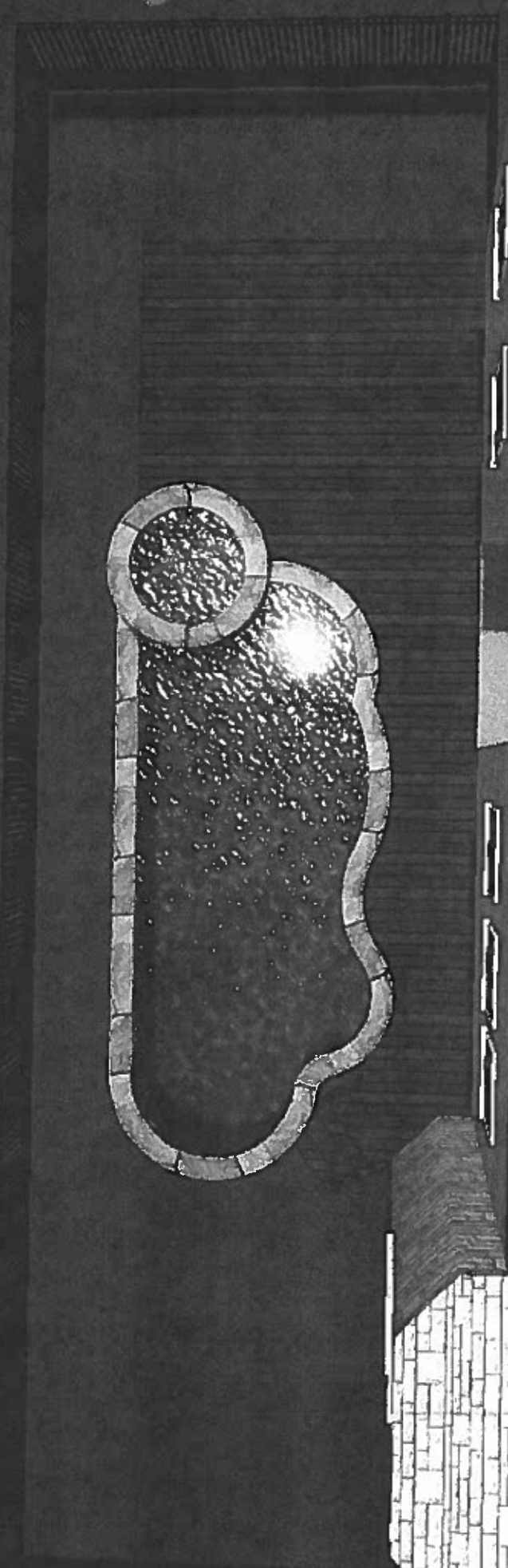


133
22



pm Studio

ARTISTIC CONCEPTION



03/23

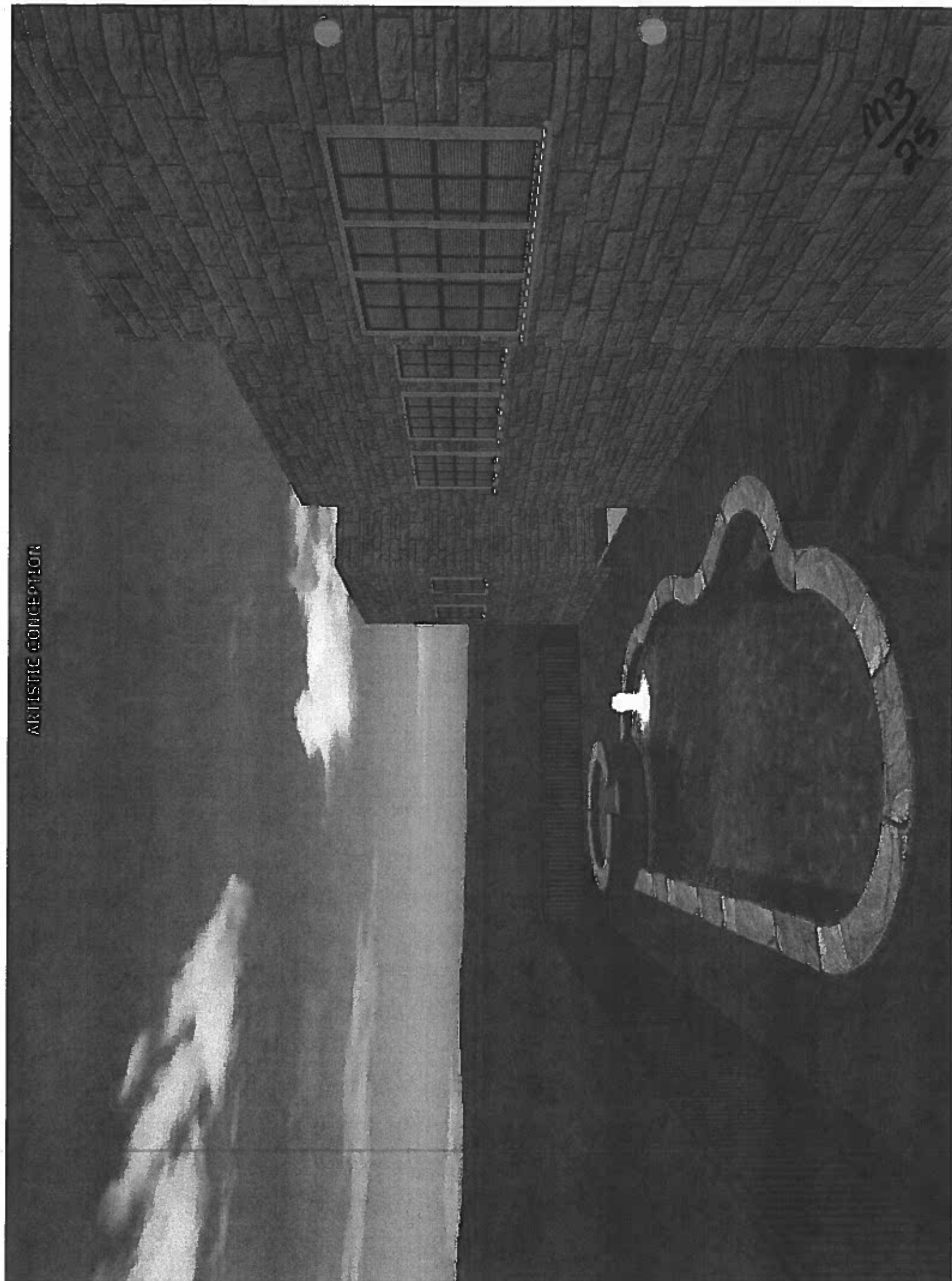
ARTISTIC CONCEPTION

Paul Stedman

133
24



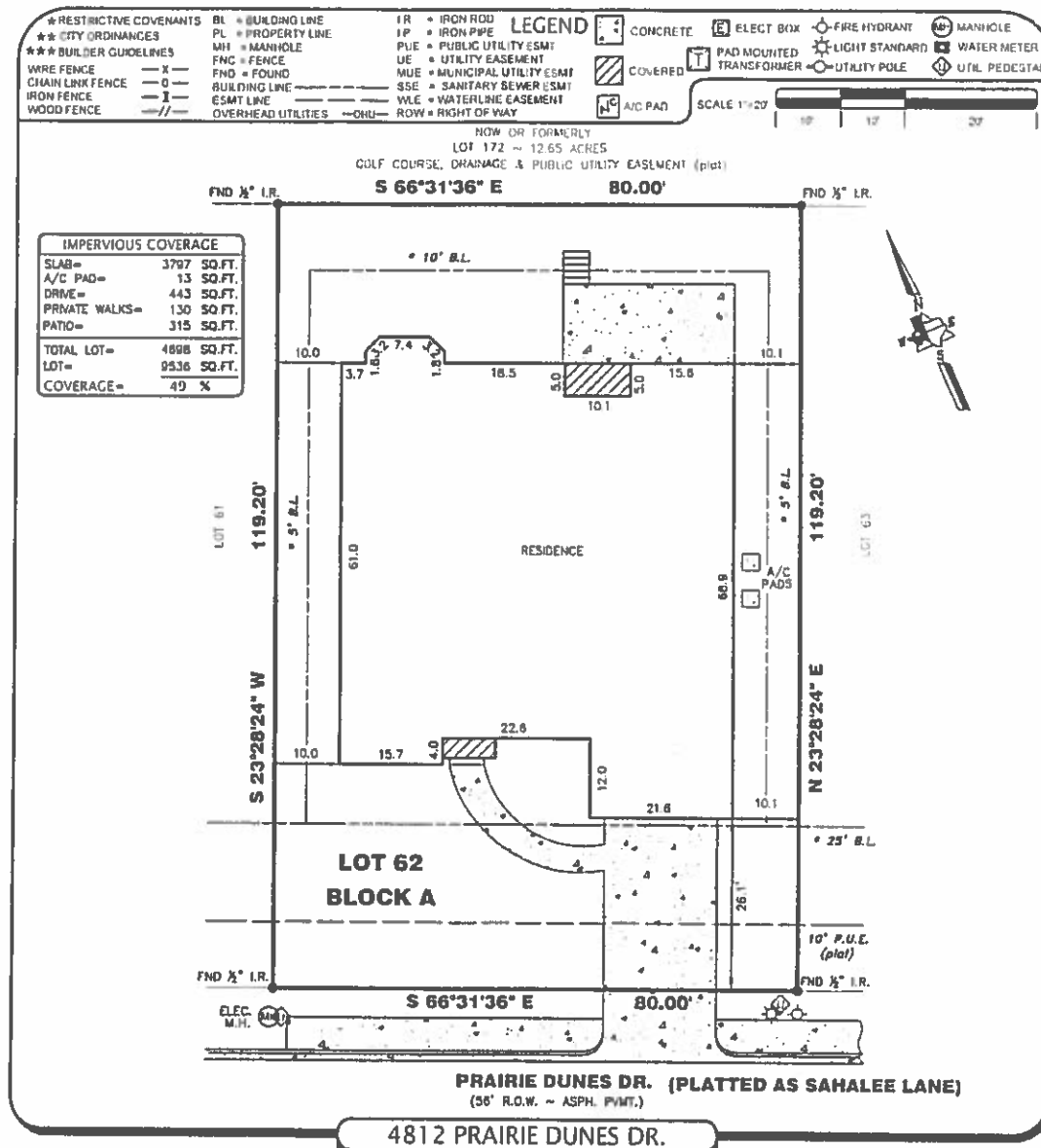
ARTISTIC CONCEPTION



12/26

IMPERVIOUS COVER SURVEY

132



PROPERTY INFORMATION

LOT 62 BLOCK A

SUBDIVISION

UNION CREEK ADDITION

RECORDING INFO:

RECORDED UNDER VOL. 93, PG. 230 PLAT
RECORDS OF TRAVIS COUNTY TEXAS.

BORROWER: N/A

TITLE CO.: N/A

G.F. # N/A C.F. DATE: N/A

SURVEYED FOR: ROBERT BASS

DRAWING INFORMATION

TRI-TECH JOB NO. SMS-422-15

CLIENT JOB NO. N/A

DRAWN BY: SMP

BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 10-8-2015; 1-6-2016

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE
RECORDED PLAT UNLESS OTHERWISE NOTEDPROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS
& ORDINANCES, IF ANYTHIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
REPORT AT THE REQUEST OF ROBERT BASS AND MAY NOT SHOW
ALL ENCUMBRANCES OF RECORD. THE OWNER/BUILDER MUST
VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND
ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY
PRIOR TO STARTING CONSTRUCTION. THIS SURVEY DOES NOT
CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR
RECOMMENDS A CURRENT TITLE REPORT SHOULD HAVE BEEN
OBTAINED.OWNER/BUILDER MUST VERIFY MINIMUM REQUIRED FINISHED
FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT
AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND
ADJUSTMENT PRIOR TO PLANNING AND/OR CONSTRUCTION.ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED
EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.)
AND ZONING ORDINANCES, IF ANY, THAT AFFECT SUBJECT
PROPERTY SHOULD BE VERIFIED.THIS SURVEY DOES NOT ADDRESS ANY EASES, EUTERS OR
OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY
PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES
UNLESS AS OTHERWISE SHOWN HEREON.A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO
ANY EXISTING UTILITY. OWNER AND BUILDER SHOULD VERIFY
WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR
CONSTRUCTION.

REVISIONS

NO.	DATE	REASON	BY

TRI-TECH
SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM

100 E. San Antonio St. Ste. 100 Phone: (512) 440-0222

San Marcos, Texas 78666 Fax: (512) 440-0224

Perm. Reg. Number 10193720

CERTIFICATION

I, the undersigned registered professional land surveyor,
do hereby state that the plat shown hereon represents a
boundary survey made on the ground under my
supervision of the tract or parcel of land, according to the
map or plat thereto, indicated hereon.THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
THIS SURVEY IS INVALID WITHOUT THE ORIGINAL
SIGNED SURVEYOR'S SEAL AND SIGNATURE.
© 2016 TRI-TECH SURVEYING COMPANY, L.P.

SURVEYOR REGISTRATION

M/2

AUSTIN ENERGY SITE APPROVAL

AUSTIN ENERGY

m3
29

Gmail

Move to Inbox

More

COMPOSE

Inbox (1)
Important
Sent Mail
Drafts (2)
Spam (1,320)
Trash
Circles



Bob

Austin Energy does not oppose your application for the requested variances, which is shown on the attached electronic stamped sketch, provided that any proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

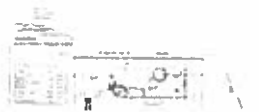
If you have any further questions, please contact our office.

Thank you,

Eben Kellogg | Property Agent
Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
512.322.6050

Make a call

Also try our mobile apps for
Android and iOS



APPROVED BY
AUSTIN ENERGY
FOR BOA

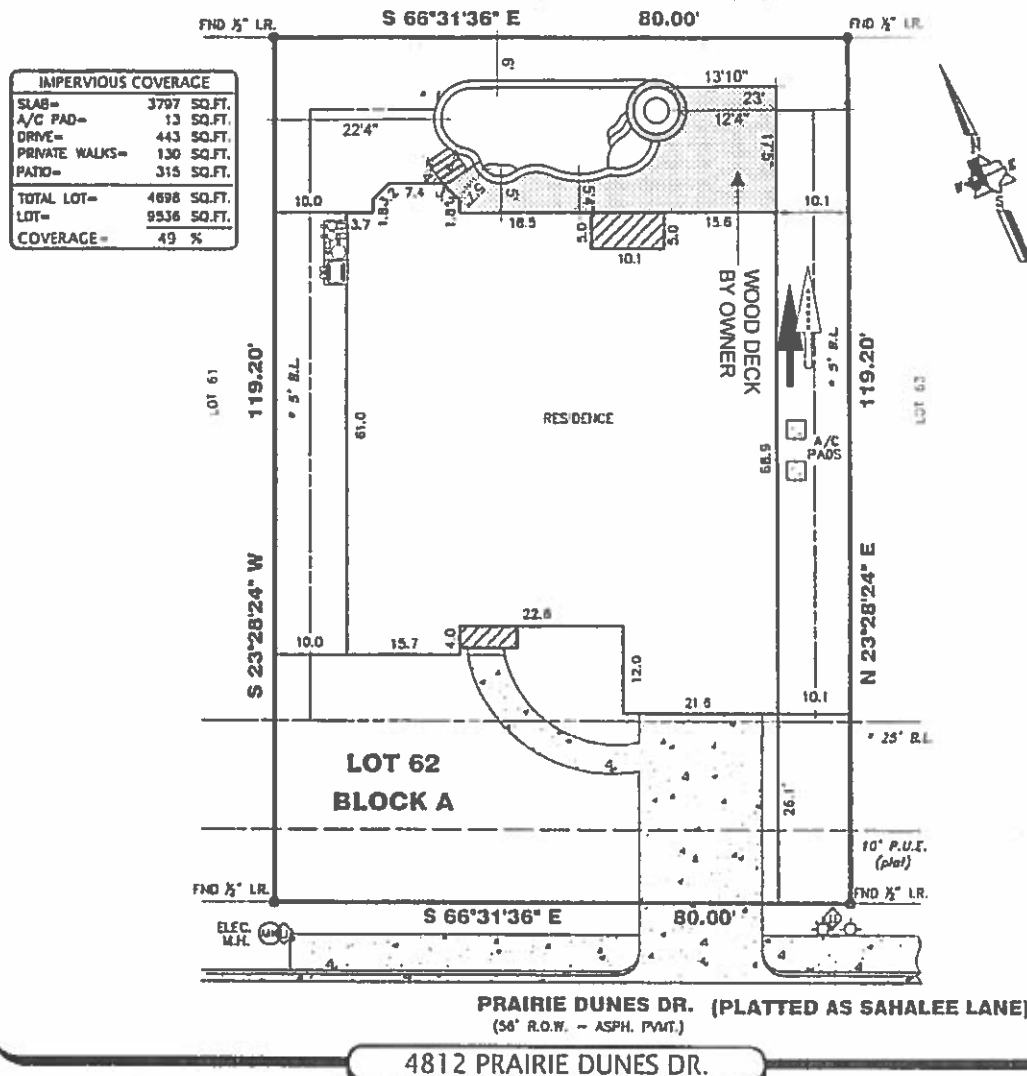
DATE:

[Signature]

REVIEWED

By Eben Kellaggs at 12:38 pm, Jul 19, 2018

GOLF COURSE, DRAINAGE & PUBLIC UTILITY EASEMENT (plat)



PROPERTY INFORMATION

LOT 62 BLOCK A

SUBDIVISION:

ONION CREEK ADDITION

RECORDING INFO.

RECORDED UNDER VOL. 93, PG. 230 PLAT
RECORDS OF TRAVIS COUNTY TEXAS.

BORROWER: N/A

TITLE CO.: N/A

G.F.# N/A G.F. DATE: N/A

SURVEYED FOR: ROBERT BASS

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-422-15

CLIENT JOB NO: N/A

DRAWN BY: SMP

BEARING BASE: REFERRED TO PLAT NORTH

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE
RECORDED PLAT UNLESS OTHERWISE NOTED

PROPERTY SUBJECT TO RECORDED RESTRICTIVE COVENANTS
& ORDINANCES IF ANY

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
REPORT AT THE REQUEST OF ROBERT BASS AND MAY NOT SHOW
ALL ENCUMBRANCES OF RECORD. THE OWNER/BUILDER MUST
VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND
ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY
PRIOR TO STARTING CONSTRUCTION. THIS SURVEY DOES NOT
CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR
RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN
OBTAINED.

OWNER/BUILDER MUST VERIFY UNUSUAL PROPOSED FINISHED
FLOOR REQUIREMENTS OR PERMITS AS A LOCAL GOVERNMENT
AUTHORITY, INCLUDING APPLICABLE ZONING ORDINANCES AND
ADJUSTMENT PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED
EASEMENTS, BUILDING RESTRICTIONS OR RESTRICTIONS, ETC.)
AND ZONING ORDINANCES IF ANY THAT AFFECT SUBJECT
PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR
OTHER OVERHANGING STRUCTURE FEATURES WHICH MAY
PHOTOGRAPH OVER BOUNDARY EASEMENT AND/OR BUILDING LINES
UNLESS OTHERWISE SHOWN HEREON.

A SHARED AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO
ANY EXISTING UTILITY. OWNER AND BUILDER SHOULD VERIFY
WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR
CONSTRUCTION.



TRI-TECH
SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM

100 E San Antonio St. Ste 100 Phone (512) 440-0224

San Marcos, Texas 78668 Fax (512) 440-0224

Firm Reg Number 10121725

CERTIFICATION

I, the undersigned registered professional land surveyor,
do hereby state that the plat shown herein represents a
boundary survey made on the ground and in my
supervision of the tract or parcel of land, according to the
map of plat thereof indicated hereon.

THIS SURVEY IS VALID FOR THE TRANSACTION DATED
THIS SURVEY. IT IS VALID UNLESS THE ORIGINAL
SIGNED SURVEYOR'S SEAL AND SIGNATURE
ON THE TRI-TECH SURVEYING COMPANY, L.P.



33/31

**HOME OWNERS ASSOCIATION
ARCHITECTRUAL COMMITTEE APPROVAL**

2/3/16

Onion Creek Homeowners Association <Messenger@associationvoice.com>

Tue, Feb 2, 2016 at
1:00 PM

Reply-To: raycombs747@gmail.com

To: "N42625@gmail.com" <N42625@gmail.com>

2-2-2016

Dear Robert

I'm please to inform you that your request per the attached application # 2278800 has been approved by the OCHOA Architectural Committee.

Please note that any permitting requirements from the City of Austin (COA) are your responsibility and the OCHOA assumes no responsibility for acquiring or approving any COA permits. Permitting is fully the responsibility of the homeowner.

Since this application deals with a swimming pool, golf course lot, and fencing there are several additional issues that must be addressed.

1. COA Impervious ground cover restrictions
2. COA Swimming pool codes
3. Maximum of 4 foot high open rail style metal fencing

Good Luck on your project,

Ray Combs

OCHOA Architectural Committee

Architectural Change Request

Your architectural change request has been received. We will be in touch as soon as the committee has had an opportunity to review your proposed project. If you do not hear back from us within two weeks, please give our office a call.

Tracking # 2278800

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33

AFFECTED NEIGHBORS STATEMENT OF SUPPORT FOR VARIANCE

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34

**STATEMENT OF AFFECTED PROPERTY OWNERS OF
SUPPORT FOR VARIANCE REQUEST
BY ROBERT T. AND ROBIN W. BASS,
4812 PRAIRIE DUNES DRIVE, AUSTIN, TEXAS 78747**

We, the below signed property owners, who live within 600 feet of the property located at 4812 Prairie Dunes Drive, have been made aware of a variance request made by Robert T. and Robin W. Bass pursuant to Section 25.2.492 and 25.2.556 (c) of the City of Austin Land Development Code. The variance would allow the applicants to install a residential swimming pool and surrounding deck that would exceed the city's limitations regarding impervious ground cover. At the present time, the property at 4812 Prairie Dunes Drive has an existing concrete deck, which, with all other impervious cover (house slab, driveway, walks, and a/c pads, equals 49.27% of the total area of the lot. This existing impervious cover exceeds the city limitation of 45%, but was grandfathered when Onion Creek was annexed to the city of Austin in 2004. The desired pool and deck will be accomplished by removal of the existing concrete deck, and the installation of a pool with partially surrounding composite deck. Section 25.2.556(c) allows lots adjoining a golf course to have no more than 55% impervious cover, but only if the plat containing that lot was approved no later than January 2, 1989. Because the subdivision plat containing the property at 4812 Prairie Dunes Drive was approved in 1994, a variance of this date limitation is required. The finished project will occupy 49.21% of the total area of the lot, less than the existing structure, and well below the 55% maximum allowed by Sec. 25-2-556.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name Address Signature
(Printed)

ZANTY L. CHAMPION 4800 PRAIRIE DUNES Z L Champion

Shelley TURN 4722 PRAIRIE DUNES Shelley

PATRICIA RAWLINSON 4715 PRAIRIE DUNES DR Patricia Rawlinson

Jill Dunder 4719 PRAIRIE DUNES Jill Dunder

Lee Jan 4801 PRAIRIE DUNES Lee Jan

Vicki Jan 4801 PRAIRIE DUNES Vicki Jan

William D Young 4901 PRAIRIE DUNES William D Young

GEORGE L. SANDERS 4907 PRAIRIE DUNES George L. Sanders

William T. Unb 4908 PRAIRIE DUNES William T. Unb

MICHELE M DICKSON 4904 PRAIRIE DUNES Michele M Dickson

Heticia E Garza 4904 PRAIRIE DUNES Heticia E Garza

GRAY PITHS 4900 PRAIRIE DUNES Gray Piths

Heldenfels, Leane

3/3/16

From: Mars, Keith
Sent: Tuesday, September 13, 2016 1:53 PM
To: Robert Bass
Cc: Heldenfels, Leane
Subject: RE: Reconsideration of Tree impact review
Attachments: Attachment4139238.pdf

Hello Mr. Bass,

The pool plans as shown in the attachment would be compliant with the City of Austin tree preservation regulations. I hope this assists with your BOA endeavor. Thank you.

Keith Mars
City Arborist & Urban Forest Conservation Program Manager
Urban Forest Protection Division
Development Services Department
505 Barton Springs Road, 4th Floor
Austin, TX 78704
Phone: (512) 974-2755
<http://austintexas.gov/department/city-arborist>

From: Robert Bass [REDACTED]
Sent: Tuesday, September 13, 2016 1:02 PM
To: Mars, Keith
Subject: Re: Reconsideration of Tree impact review

I don't recall if I've left a detailed message with you or not.

We applied for a pool permit, which was denied, due to an impervious cover issue. The house was built in 2002 with a large concrete deck. As built, the house occupies 49.27% of lot. Subdivision was annexed in 2004. To build pool, we would remove deck, install pool, and build a smaller deck around pool. As planned, the project would be 49.21% cover. So, I'm asking for a variance to impervious cover rule on two points: 1. new pool and deck will actually decrease existing cover, and 2. An exception for lots adjoining a green belt or golf course allows for 55% cover, but only if played prior to 1989. Our subdivision was played in 1995, I believe, but while outside city.

So, to reapply for pool permit, I first need a variance, and then will reapply for permit to residential...but Board of Adjustment wants tree approval now.

I can't provide the tree review to Board of Adjustment as it now stands. Any help appreciated.

Sent from my iPhone

On Sep 13, 2016, at 12:15 PM, Robert Bass [REDACTED] wrote:

I first have to go before Board of Adjustment for a variance, and tree certification is a requirement for that, set for hearing 9/28/16.

Sent from my iPhone

